



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/13/2021
Ald. Milele Coggs District: 6
Staff reviewer: Jacqueline Drayer
PTS CCF #211158

Property	102 E Vine Street	Brewers Hill Historic District
Owner/Applicant	Molly and Ashley Booth	
Proposal	<p>Changes to first floor windows on the west side of the house: One large bay window will receive a new tempered glass panel, installed in the original sash and glazed in place using traditional glazing putty. Two transom windows will be built with Sapele lumber and will receive a tempered glass insulated panel. Sashes will be built to match surrounding windows.</p> <p>Two QM combination storm windows will be built using Sapele lumber. A glass insert will be installed on the upper and lower sections; lower section will have a screen insert.</p>	
Staff comments	These updates are appropriate as proposed. Bay window glass was previously replaced by a prior owner.	
Recommendation	Recommend HPC Approval with standard wood conditions.	
Conditions	<p>All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.</p> <p>.</p>	
Previous HPC action		
Previous Council action		